

EO ESTATEOLOGY

CLUB•QUARTERS

CONDOMINIUM BANG SARAY



CONDOMINIUM IN BANG SARAY THAILAND

From 945,000THB
SUBJECT TO 5YR 10% RENTAL GUARANTEE



Club Quarters Condominium

Club Quarters Condominium is a truly amazing new luxurious condo offering a unique living experience never seen before in Bang Saray. With breathtaking sea and mountain views, every unit in this magnificent development has something for everyone.

Club Quarters Condominium is an off-plan development project giving investors the opportunity to buy at the lowest price possible and achieve maximum return on their investment.



REASONS TO BUY AT THE CLUB QUARTER

- Tranquil and unspoilt location
- Luxury fully furnished units using top quality materials at affordable prices
- New up and coming area with many local attractions
- Breathtaking sea and mountain views
- Beautiful beaches and scenery



BREATHTAKING SEA AND
MOUNTAIN VIEWS



UNIT FACILITIES

- Fully Furnished including curtains & electrical appliances
- Spacious living area with high ceilings
- Energy efficient aircon throughout
- Modern European fitted kitchens
- Modern steel & glass balcony





Floor Plan

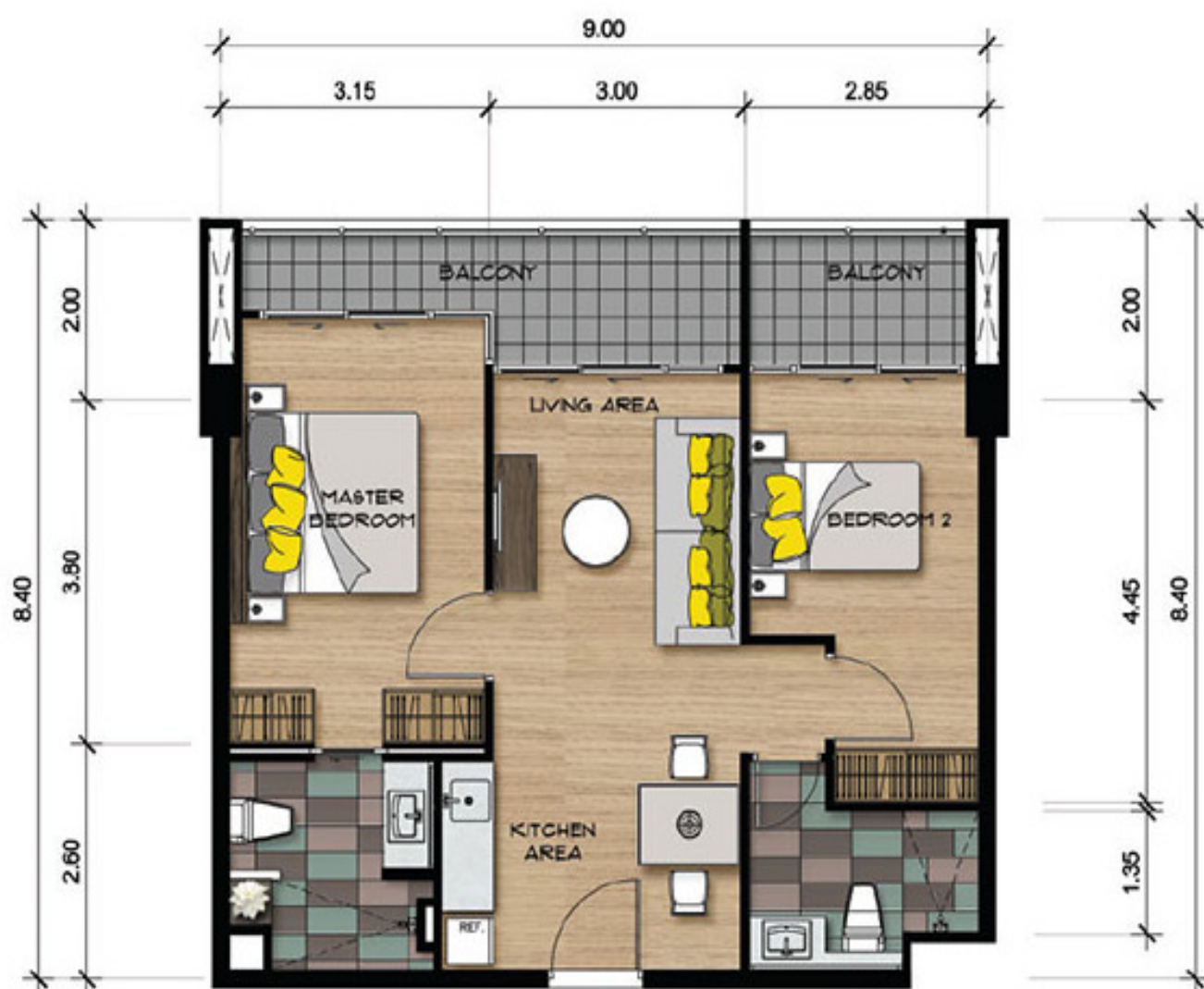
Studio
25.0m²



Floor Plan
One Bed: Type A
51.0m²



Floor Plan
One Bed: Type C
63.0m²



Floor Plan
Two Bed: Type B
76.5m²



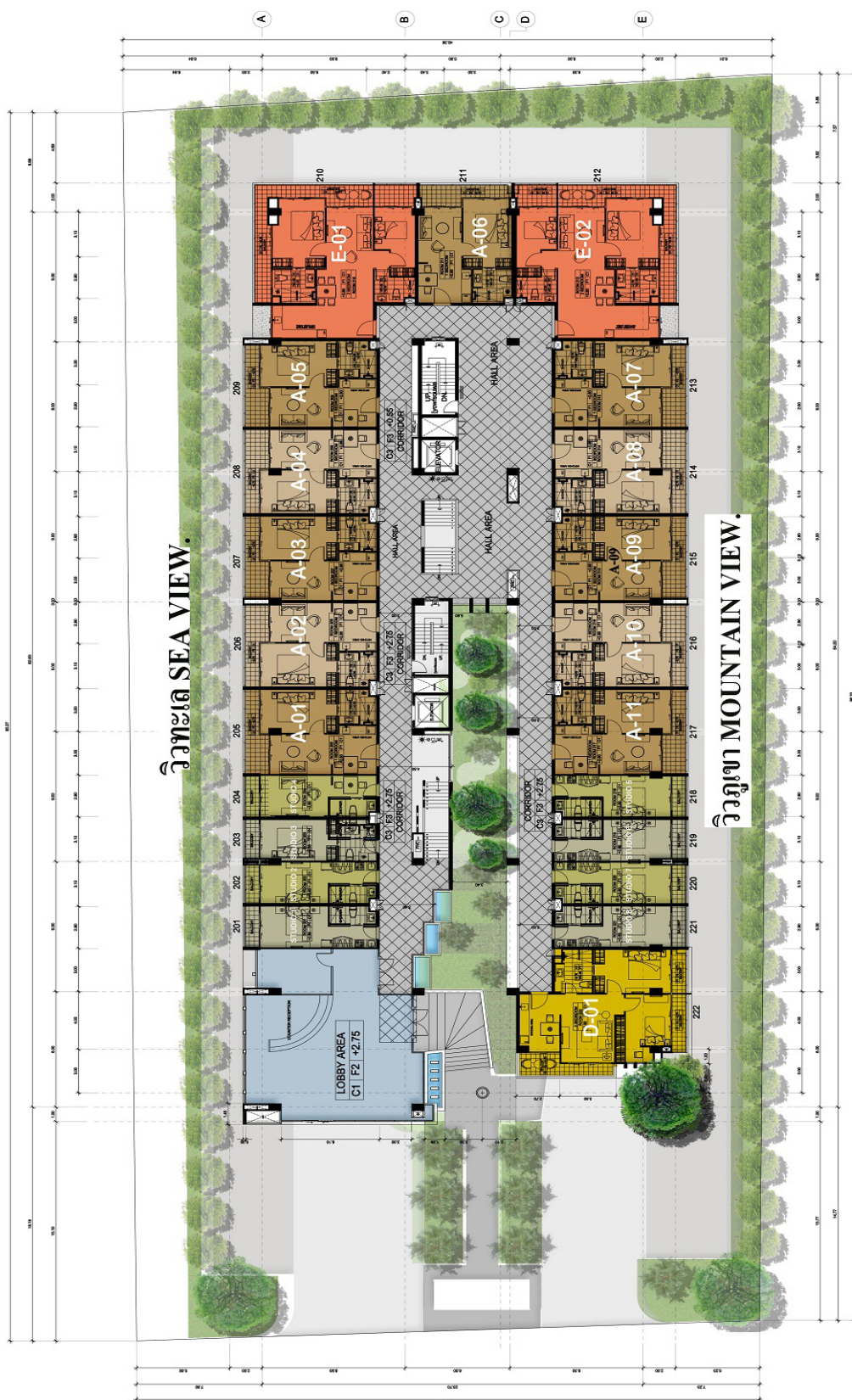
Floor Plan
Two Bed: Type D
84.0m²



Floor Plan
Two Bed: Type E
103.4m²



SECOND FLOOR PLAN
SCALE 1:100



ROOM TYPE	
STUDIO TYPE = 8 UNIT	25.2 m ²
TYPE.A = 11 UNIT	51.0 m ²
TYPE.B = 0 UNIT	76.5 m ²
TYPE.C = 0 UNIT	63.0 m ²
TYPE.D = 1 UNIT	84.0 m ²
TYPE.E = 2 UNIT	103.4 m ²



THIRD FLOOR PLAN

SCALE 1:100



ROOM TYPE	
STUDIO TYPE = 8 UNIT	25.2 m ²
TYPE.A = 6 UNIT	51.0 m ²
TYPE.B = 4 UNIT	76.5 m ²
TYPE.C = 1 UNIT	63.0 m ²
TYPE.D = 1 UNIT	84.0 m ²
TYPE.E = 2 UNIT	103.4 m ²



FOURTH FLOOR PLAN

SCALE 1:100

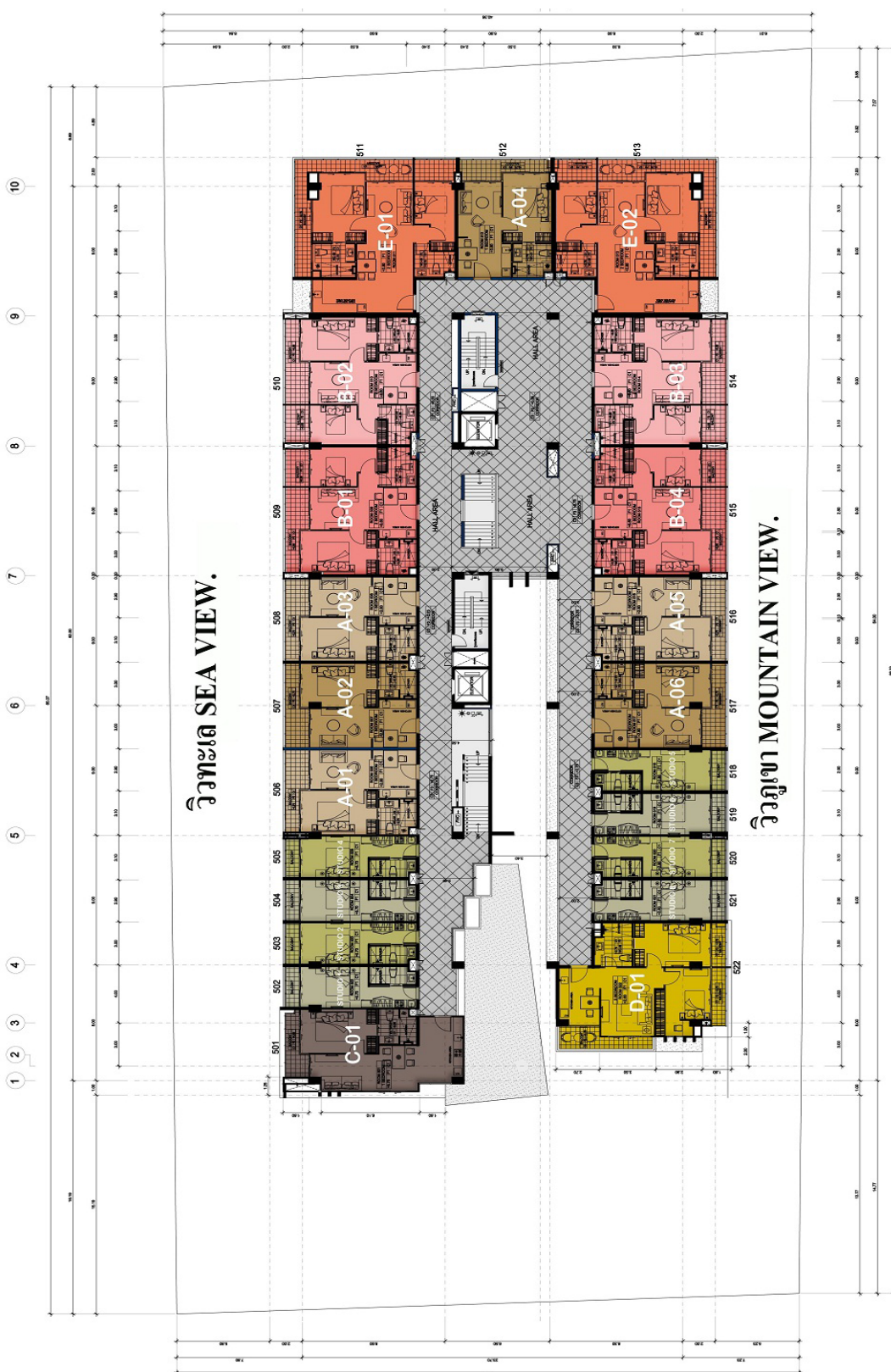


ROOM TYPE	
STUDIO TYPE = 8 UNIT	25.2 m ²
TYPE.A = 6 UNIT	51.0 m ²
TYPE.B = 4 UNIT	76.5 m ²
TYPE.C = 1 UNIT	63.0 m ²
TYPE.D = 1 UNIT	84.0 m ²
TYPE.E = 2 UNIT	103.4 m ²



FIFTH FLOOR PLAN

SCALE 1:100



ROOM TYPE	
STUDIO TYPE = 8 UNIT	25.2 m ²
TYPE.A = 6 UNIT	51.0 m ²
TYPE.B = 4 UNIT	76.5 m ²
TYPE.C = 1 UNIT	63.0 m ²
TYPE.D = 1 UNIT	84.0 m ²
TYPE.E = 2 UNIT	103.4 m ²

TYPE B : KITCHEN



PROJECT FACILITY

- CCTV with 24 hour security
- 25 Meter roof top swimming pool, with sun deck and fitness centre
- Complimentary mini bus shuttle service to local area
- Award winning landscaping by Nong Nooch
- Ample covered parking

PRICE INCREASE DURING CONSTRUCTION

Once the initial launch period has passed the unit prices will increase throughout the construction phases. When the units go up for sale we predict prices to increase by 25% or higher than those sold at launch.

To the early investor who buys at launch, this means if they wish to sell their property during the latter stages of construction, it will be worth considerably more at that stage than when they made their initial purchase.

10% YIELD 5 YEAR RENTAL GUARANTEE

5 YEAR 10% RENTAL GUARANTEE!

This scheme is ideal for investors as it is a totally hands off investment that is fully managed for the full 5 year period by our partner's management company. T&Cs apply; if you wish to sell your property and need to terminate the rental guarantee contract all we need is 6 months notice. Every year you exercise the right to stay at your condo for upto two weeks!

3% CAPITAL RETURN!

To limit the loss of return on your capital over the construction period we offer investors a 3% NET p.a. For investors who pay for their properties in full will benefit from the 10% rental guarantee which comes into effect on the 29th on the following calendar month.

BUY BACK SCHEME!

When your 5 year rental guarantee expires you have the option of selling your property back to us at purchase price subject to terms and conditions. This option applies to investors only.

WHY **INVEST** NOW?

ASEAN Economic Community 2015, is uniting 10 ASEAN countries, which are Thailand, Myanmar, Laos, Vietnam, Malaysia, Singapore, Indonesia, Philippines, Cambodia, and Brunei.

New highway under construction running from Bangkok to Bang Saray.

U-Tapeo International Airport set to become Thailand 3rd largest airport, only minutes from Bang Saray.

Bullet train from China to Thailand main stop only minutes from Bang Saray. Construction completion date 2018.

Tourism And Economic Influences

Known as Siam until 1939 and as a growing economy in the latter years of the 20th Century, Thailand has attracted significant foreign investment and has become one of the Asian Economic Tigers.

Thailand is a dynamic free market state which encourages foreign investment, and, to an extent, foreign residents, and has established itself as one of the fastest-growing economies in the region.

The country's cheap workforce and comparatively high level of education have made it an attractive destination for overseas investors who are further inspired by Thailand's stability and increased internal consumption.

Bullet train from China to Thailand main stop only minutes from Bang Saray.
Construction completion date 2018.

WHY **INVEST** IN BANG SARAY?

Numerous local attractions such as the cartoon network water park and the Ramayana water park with a combined estimated total number of visitors per week at 20,000 to the immediate local vicinity.

The proposed expansion of the local U-TAPOA airport & high speed rail link from Bangkok will undoubtedly bring increased amounts of tourists and business professionals to the local area.

Bang Saray being a relatively cheaper purchase than most other major towns and cities across Thailand because of its new found interest makes it a more attractive return on investment for investors as prices per sqm are ultimately a lot cheaper than Pattaya for example, whilst still being able to maintain a similar rent return.



WHY THAILAND?

Covering an area of over half a million kilometres and with a north-south distance of 1,860km, the country is also one of the most diverse in the region in terms of geography and climate. From high mountains in the north to hundreds of islands in the Malay Archipelago to the south, with river deltas, plateaus and valley systems as well as innumerable stunning beaches and cities brimming with culture and colour, Thailand offers an enormous range of attractions which draw visitors back year after year.

Thailand is truly an enchanting place with a deeply rooted history and inviting custom that can be found within every community. Thailand is often referred to as the “land of smiles”, and it is extremely apparent on visiting Thailand. One of the founding members of the ASEAN, Thailand remains the gateway to Southeast Asia due to its strategic geographic location in the heart of the region and is ideally positioned at the crossroads of Asia, with easy access to the region’s dynamic markets, including its own booming domestic consumer market of 67 million people.

Only a 10 minute drive to Pattaya and 120km from Thailand’s main international airport (Suvarnabhumi). Bang Saray is very close to new international attractions such as the Cartoon Network water park, and the Ramayana water park due to open in spring 2016, two of the biggest in the Asia pacific. There are 24 golf courses in the area which also prove very popular all year round. Pattaya and the surrounding areas have become hugely popular destinations not only for tourists visiting Thailand, but also for Thai people looking for weekend getaways and second holiday homes. A short drive from the popular holiday destination of Pattaya you really do have the best of both worlds in Bang Saray in that you can appreciate its wonderful beaches and tranquility, but you are never far from the vibrant metropolis that is Pattaya. Boasting some of the finest beaches in the area you are also only a short boat ride to some of the most incredible and truly amazing islands that Thailand has to offer.

LAND OF SMILES

LAND OF SMILES

LAND OF SMILES

U-TAPAO INTERNATIONAL AIRPORT

U-tapao International Airport will be able to accommodate more passengers in the future. The Transport Ministry is in the process of presenting plans to expand the airport to the Royal Navy. No date of the signing has been verified, but the cooperative agreement will allow a navy-controlled airport to be built in the Rayong province.

The three phase expansion will start with a new terminal that will accommodate another 3 million passengers. Currently, the airport can only hold 800,000 passengers. The roads linking the airport to Chachoengsao will be expanded from 2 to 4 lanes during this time.

Improvement to the airport facilities will begin in 2018 that will further expand the facilities to accommodate 5 million travellers a year by 2020. After this phase is complete, the final phase will begin, which will include a new runway and a commercial area around the airport. Plans to start the improvements and construction are not settled, so start dates may vary.

The navy insists that they take complete control over the airport as a result of the expansion and will seek assistance from Thai Airways International and the Airports of Thailand when needed. The goal of the expansion is to boost tourism in the region and ease traffic loads.

“Improvement to the airport facilities will begin in 2018 that will further expand the facilities to accommodate 5 million travelers a year by 2020.”



BANG SARAY WELCOMES **CARTOON NETWORK**

**Cartoon Network's theme park in Bang Saray
(5 minutes to Club Quarters)**



- Bang Saray hosts the world's first Cartoon Network-themed water park which opened in 2013, which has boosted Chon Buri's attraction. Welcoming 5 million tourists a year, Chon Buri is now one of the most popular tourist destinations in Thailand. Bang Saray is only 16km from Pattaya, a hugely popular tourist destination.
- “Cartoon Network is all about the fun and energy of the playground, and the addition of Cartoon Network water park means that families can literally step into our vibrant world of animation and vacation with their favourite characters like never before,” said Sunny Saha, senior vice president and managing director, Turner Broadcasting System Asia Pacific, Inc.
- “We are very proud to have Thailand as the spectacular backdrop for the world's first Cartoon Network-themed waterpark. Thailand's reputation as the Land of Smiles and perfect weather will ensure a memorable visit for guests of all ages.”

- Board of Investment Secretary General Atchaka Sribunruang said that apart from offering substantial foreign investment, the theme park has created numerous training and employment opportunities for Thai people on all professional and skill levels and created many jobs both directly and indirectly for the local economy.
- The waterpark features exciting signature attractions including a gigantic family wave pool, a winding adventure river, speed-racing slides, family raft rides and one of the world's largest interactive water play fortresses for kids.
- “Thailand has excellent tourism credentials, a vibrant culture with a vast history and also the most welcoming people in the world. The addition of Cartoon Network water park marks Thailand’s very first internationally branded water theme park,” said Liakat Dhanji, chairman of Amazon Falls the resort development company.
- “Cartoon Network is a global household name, and with this strategic alliance, we have no doubt that by welcoming our guests to meet their favourite Cartoon Network heroes” said Dhanji, former CEO of Golden Land Property Development Plc. A native of Vancouver, Dhanji has extensive experience in international real estate both as a developer and an investor.



BANGKOK TO PATTAYA TO RAYON HIGH SPEED TRAIN SERVICE

- Charoen Pokphand Group together with two major investment partners from Hong Kong and China have confirmed a 1.52 trillion Baht proposal for the Bangkok to Pattaya to Rayong high speed train service.
- Thailand's transport minister, Mr. Prajin Juntong announced that the CP investment consortium will include CITIC Construction, from Hong Kong and HNA Group based in Hainan, China. The design and construction of the railway will be taken care of by CITIC with HNA specialising in port, airport management and facilities.
- The transport minister said the overall route will be 194 kilometres. Prajin said the high speed train route will be 194 kilometres and the route will be from Lad Krabang (Suvarnabhumi International Airport) and include stops at Bang Pakong, Chon Buri, Pattaya and Rayong.



NEAR BY AMENITIES



RENOWNED FOR IT'S
GREAT SEAFOOD

BANG SARAY PIER (5 MINUTES)

Bang Saray is a tranquil fishing village offering residents and holidaymakers a living experience like no other. Renowned for it's great seafood and pristine beaches the area, it is fast becoming the place to be seen. The area is currently growing rapidly with a number of new restaurants, bars and amenities opening daily. There are already a number of luxury housing developments but Bang Saray still retains it's old world charm.

SILVERLAKE VINEYARD (10 MINUTES)

Bang Saray has one of the most beautiful beaches on the Eastern Seaboard. Located 10 kilometers from Sattahip, which is the largest Naval base in Thailand. The Navy sends around 100 recruits to the Village each week to carry out cleaning projects in the area with special attention given to the local beaches. Thus the entire beach areas are spotless and food vendors and locals follow the example set by the Navy. Just a few hundred meters from the beach road stands the impressive Bang Saray Temple with its tall roofs and beautifully decorated spires. The whole area is full of lush greenery and open spaces. The area has a range of beautiful restaurants, bars and shops as well as it's own local market selling fish produce and seafood straight from the pier.

100 RECRUITS CAREFULLY
CLEAN THE BEACH EACH WEEK



THE WHOLE AREA IS FULL OF LUSH
GREENERY AND OPEN SPACES.

FLOATING MARKET (8 MINUTES)

Bang Saray is just minutes away from some of the region's most famous attractions such as the award winning Nong Nuch Tropical gardens, Silver Lake, Yanasangwararam temple, Mimosa: City of love, Floating market, Under Water World amongst many others. Furthermore two of the largest water parks in Asia are located just minutes from the resort; the Cartoon Network Water Park is one of the regions most popular attractions. In addition the Ramayana Water Park will be South East Asia's largest water park and Thailand's first internationally designed, constructed and managed water park. The 1,000,000,000 baht project will be completed and Ramayana Water Park will be officially opening to the public in spring 2016!



CENTRAL FESTIVAL (20 MINUTES)



Bang Saray is located 16 km south of Pattaya city with easy access via the Sukhumvit highway. Pattaya offers a wealth of attractions and amenities to satisfy the most demanding appetites. With a range of international dining options and 5* Hotels to choose from, Pattaya is also renowned for its exciting nightlife and great range of bars and clubs. There is also a huge range of shopping opportunities ranging from air-conditioned shopping malls to huge bustling night markets. Pattaya is an increasingly popular venue for international conventions, conferences and seminars. Pattaya is also the region's center for festivals and sporting events with a range of cultural events throughout the year.

SIAM COUNTRY CLUB (25 MINUTES)

The local region is also world renowned for its golfing scene. With 20 of the top PGA courses in Thailand within an hour drive from Bang Saray. Located only 10 minutes drive away from Bang Saray is Phoenix Golf. With 27 beautifully manicured holes designed across Mountain, Lake and Ocean courses. This really is an exceptional course. Other courses nearby include Bangphra International, Burapha Golf, Crystal Bay Resort, Eastern Star, Great Lake Golf Clubs, Khao Kheow, Laem Chabang, Mountain Shadow, Noble Place, Siam Country Club and Siracha Golf Clubs making the perfect retreat for the seasoned golfing enthusiast.



NONG NOOCH (5 MINUTES)



Pristine beaches, great food, a huge range of shops, restaurants and markets all with easy access to the region's many attractions; this is what makes Bang Saray the ideal residence, holiday home or investment opportunity.

THE BEAUTY OF BANG SARAY REFLECTED IN PICTURES







We are the only UK based agents handling this project.
Contact us for all enquires.

 ESTATEOLOGY

25 Roman Road
Bethnal Green
London
E2 0HU
020 3422 2333

hello@estateology.com
www.estateology.com

29th Floor
One Canada Square
Canary Wharf
London
E14 5AA
020 3095 2333